

Chairman Crowley called the meeting to order at 8:05 a.m. Present for today's meeting were Vice-Chairman Bluemke and Commissioner Schoepke. Commissioner Falstad and Secretary Richards called earlier to say they could not attend. Others present: Keith Markano, Airport Manager; Val Ramos, Airport Administration; Kurt Stanich, Airport Operations Assistant; Andrew Groth, Control Tower; Laurie Stein, airport tenant; Harry Becker, Atlantic Aviation; Roger Dibble, hangar owner; Dave Broadfoot, hangar owner; Urban Meloche, hangar owner; Brian Behrens, Spring City Aviation; Paul Klauck, Waukesha City Assessor; Michael J Patnode, City of Waukesha Appraiser; Andrew J Kanehl, airport tenant and Paul Walter, hangar owner.

Approve/modify meeting minutes of August 12, 2009 – A motion to approve the August 12, 2009 minutes was made by Vice-chairman Bluemke with a second by Commissioner Schoepke. The motion passed.

Public comment/correspondence – Mr. Dave Broadfoot, hangar owner, said he had questions and comments regarding the city tax assessments. Chairman Crowley said this was on today's agenda and Mr. Klauck, city assessor, would answer questions after his presentation. Mr. Broadfoot said this would be fine.

Presentation by City of Waukesha on hangar property assessments – Chairman Crowley reviewed what took place at the previous Commission meeting. At the August meeting, many of the hangar owners were upset about the huge property tax increase they received by the City of Waukesha. The Commission said they would investigate this further and a motion was made at the meeting to ask Mr. Markano to address a letter to the City Assessor about the recent tax assessments and ask for an explanation of these increases. This letter was also copied to the County Executive, County Corporation Counsel, County Board Chairman, Mayor Nelson of Waukesha, and the airport tenants. Chairman Crowley then asked Mr. Klauck to address the Commission.

Mr. Klauck said the airport was annexed from Pewaukee to the City of Waukesha sometime in the 90's. Assessing the airport hangars was new to the city and he did not receive much assistance on this from Pewaukee. Mr. Klauck said personal property is much different from hangar property and that he does not receive sale information when hangars are transferred or sold. He said the airport has different leases for hangars on airport land and some leases state that the County can take possession of the hangars at the end of the lease term. In addition, the City does not have copies of all airport leases with the County. The City thinks the market value method for the assessment of hangars is fair. Letters were sent out on December 9, 2008 to hangar owners. In April, letters were sent out again giving the owners an opportunity of six weeks to contact the City for a review of their assessment. Vice-chairman Bluemke asked Mr. Klauck to provide the Commission with actual evidence and market value that was used for these assessments. Mr. Klauck said he would provide this information to the Commission. Commissioner Schoepke asked prior to the airport being annexed to City in middle 1990's, how hangars were assessed. Mr. Broadfoot, former Airport Commissioner and hangar owner asked to address this item. He said Town of Pewaukee building codes for hangars required masonry buildings only, which made hangar construction cost prohibitive. This is when the Commission decided the airport should be annexed to the City of Waukesha. The airport was annexed and the city's building code allowed for more affordable steel buildings, which are typical of most airports. Commissioner Schoepke asked Mr. Klauck if input from tenants was requested to assist in determining the assessments. Mr. Klauck said a questionnaire was on the reverse side of letters sent to hangar owners. Mr. Klauck said the City does not receive any information from the hangar owners when sales are made. Providing this information to his office would help in making assessments on airport hangars. Mr. Klauck said assessments were done in 2001 and 2005. Moreover, there was more information to take into consideration between the years of 2001 to 2009. Some of the hangar owners present at the meeting gave their input on the assessments. Commissioner Schoepke said the county does not see any of this revenue coming back to the airport. Chairman Crowley called an end to the discussion and said he would like to hear back from the City how the assessments were determined. He would like more investigation on this and will ask for assistance

from Corporation Counsel and from Mr. Norm Cummings (Finance Director). The Airport does not receive any other services from the City except fire protection. In addition, the hangar owners do not receive other benefits from these taxes. Commissioner Schoepke thanked Mr. Klauk and Mr. Patnode for their presentation on the assessments. Mr. Klauk asked the Commission to encourage hangar owners to report sales of hangars to the City.

Discussion and action on Airport Marketing Plan – Mr. Markano said they are working with Carroll University on the 2009 fall objectives (75th Airport Anniversary and the airport economic impact report). Vice-chairman Bluemke asked if the name of the airport would be addressed before the 75th Anniversary. Mr. Markano said probably not since there is more to be done on the name change subject. Commissioner Schoepke said Carroll University should work on the economic impact report. He said this is urgent and should be addressed first. Vice-chairman Bluemke agreed with Commissioner Schoepke to have Carroll University work on the economic impact report. Chairman Crowley said he submitted the 2010 marketing plan to the County Executive and that it looks very favorable to have some funding allocated in the 2010 budget. No action taken.

Discussion and action on airport fuel sales – In August the Commission asked Mr. Markano to write a letter to Atlantic Aviation requesting a reduction in fuel prices. On September 3, 2009, Mr. Markano and Kurt met with Mr. Becker, Atlantic Aviation General Manager and Mr. Jay Hamby, Atlantic Aviation Corporate Office. The meeting went well and he is waiting to hear back from Mr. Hamby on their discussion. Chairman Crowley asked Mr. Markano to inform him of Atlantic's response when received. Commissioner Schoepke said pilots/tenants should be given status of the fuel subject from the airport administration. Chairman Crowley agreed that communication be open to tenants on all airport issues, also that the County Executive and staff be informed.

Chairman's report – Chairman Crowley asked Mr. Stanich to continue his work on the newsletter for the airport with updates on fuel sales and pricing, marketing plan, and personal property tax assessments.

Airport Manager's report – Mr. Markano said he received a letter from the Wisconsin Aviation Hall of Fame asking if the airport would be interested in displaying a hand built quarter scale model of a 1909 Curtiss Warner aircraft to celebrate the centennial of flight in Wisconsin. Mr. Markano worked out details with County's Risk Management and the model will be on display in the main terminal lobby area from September 22nd to October 16th. There will be a press release and a brief ceremony at the airport.

Mr. Markano informed the Commission of a vehicle deviation on runway 10/28 the afternoon of Friday, September 4, 2009. A tenant on the north side of the airport was having a propeller delivered and gave the driver a code to get in the gate. The driver did not know where he was going, drove onto the runway, and crossed the airfield to the fixed base operator ramp. The Tower called the Administration Office to report this because an aircraft was coming in for a landing on the runway. By the time Mr. Stanich went out the driver was at the front desk asking how to get to the hangar. The tenant's code was removed immediately. Mr. Markano said he would look at other codes in the system and decide if all codes should be removed. Mr. Stanich sent a letter to the FAA Airports District Office and informed the airport tenants of this deviation.

The State has a program where they contract with a vendor to provide airfield pavement marking. We are included in that program this year. On very short notice, Mr. Markano was informed this morning that the contractor would be arriving at approximately 10:00 this morning to work on the airfield.

The budget process is now underway and Mr. Markano will be attending committees for approval of both the operating and capital budgets. These meeting will take place in September and October and the Commission is welcome to attend with Mr. Markano.

Future Commission agenda items – Waukesha City tax assessments, fuel, and marketing plan.

Motion to adjourn by Commissioner Schoepke with a second by Vice-chairman Bluemke. Motion passed.

Meeting adjourned at 10:00 a.m.

Next Regular Commission Meeting: October 14, 2009.

Respectfully submitted

Michael A Crowley
Chairman
September 9, 2009